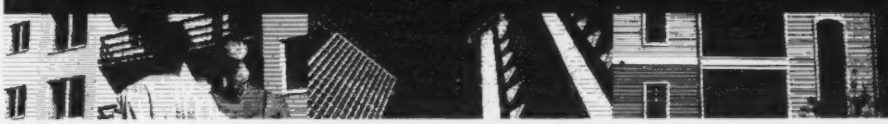
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatoon CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- In October of 2009, the apartment vacancy rate in the Saskatoon Census Metropolitan Area (CMA) was 1.9 per cent, unchanged from the October survey in 2008.
- Two-bedroom average rent was $905 monthly, the highest in the province. The gain in two-bedroom average monthly rent from October 2008 to 2009 was the third highest on record at $64, but this was the lowest increase in two years.
- CMHC is forecasting an increase in the average vacancy rate to three per cent in October 2010. Expect a $15 increase to monthly rent for 2010, bringing two-bedroom average rent in the Saskatoon CMA to $925.

Table of Contents

2 National Overview

3 Saskatoon Rental Market Survey

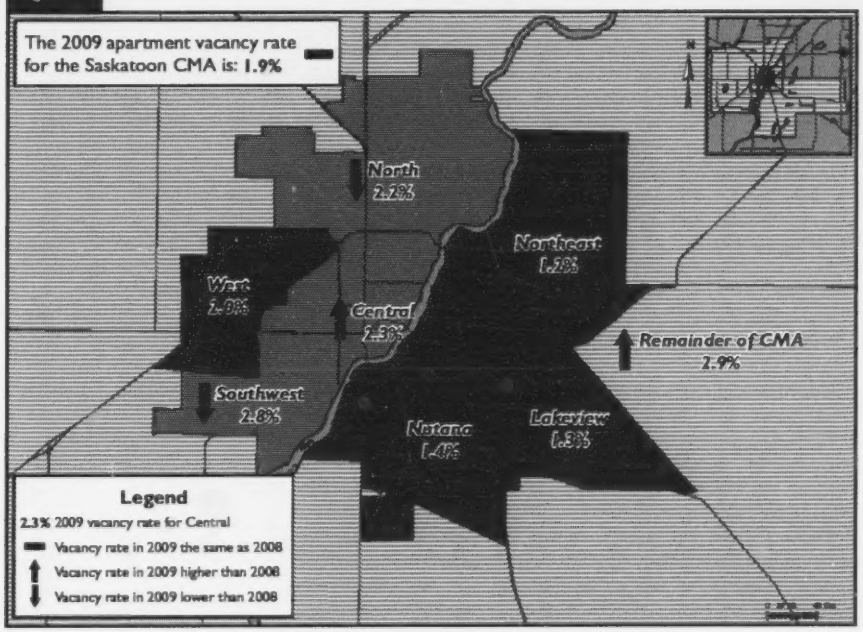
6 Rental Market Outlook

7 Survey Zone Map

8 Survey Zone Descriptions

25 Methodology

Figure 1


The 2009 apartment vacancy rate for the Saskatoon CMA is: 1.9%
North 2.2%
Northeast 1.2%
West 2.0%
Central 2.3%
Remainder of CMA 2.9%
Southwest 2.6%
Nutana 1.4%
Lakeview 1.3%
Legend
2.3% 2009 vacancy rate for Central
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008

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Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

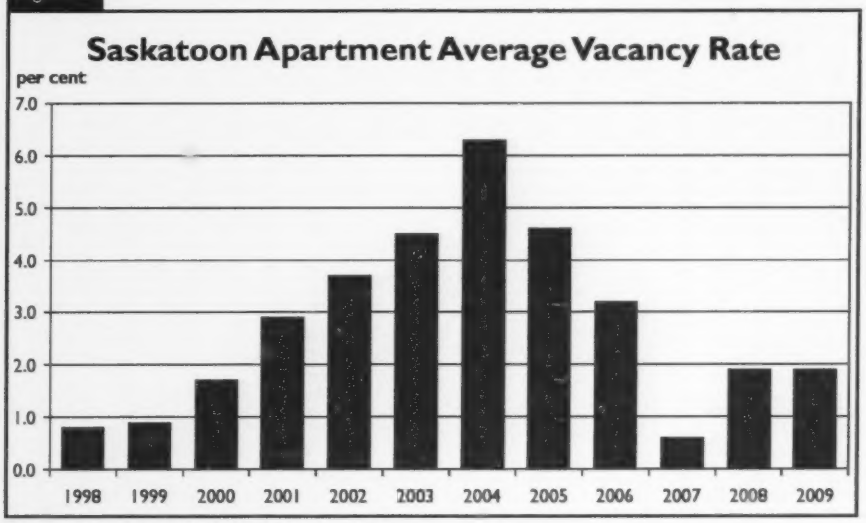
Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).

Figure 2



Source: CMHC Rental Market Survey – Structures of 3+ units

SASKATOON RENTAL MARKET SURVEY

Demand for Saskatoon rental apartments remains stable

Canada Mortgage and Housing Corporation conducted a survey of private apartment rental projects in October 2009, which found the average vacancy rate in the city and area to be 1.9 per cent. This vacancy rate is unchanged from the October 2008 survey.

Compared to other urban centres in Saskatchewan, Saskatoon's average vacancy rate was higher than Regina, Moose Jaw, Yorkton and North Battleford but lower than Lloydminster (Census Agglomeration), Swift Current and Prince Albert. Considering all 34 census metropolitan areas in Canada, Saskatoon had the ninth lowest average vacancy rate.

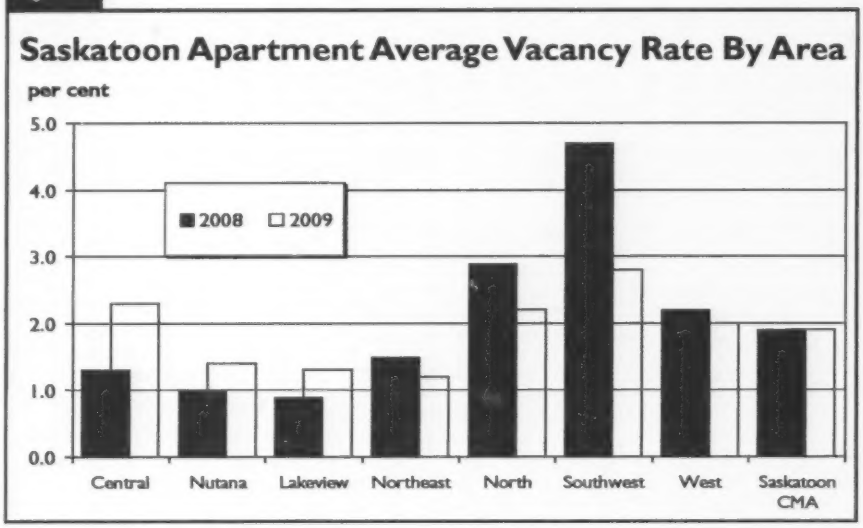
A number of competing factors contributed to the stable vacancy rate in 2009. There has been movement of first-time homebuyers to the new (especially condo townhouses and apartments) and the resale market. Meanwhile, newer townhouses and other units purchased by investors for rental purposes have provided additional competition for property owners by providing renters with alternatives to the primary rental stock. In-migration and natural growth in the number of new rental households, however, has counter-balanced these factors and helped to maintain rental demand.

Lowest vacancy rate in the city found in Northeast zone

Apartment vacancy rates in the city's zones ranged from 2.8 per cent in the Southwest zone to 1.2 per cent in the Northeast zone. The Southwest zone has a long history of having the highest vacancy rate in the city as it contains the highest proportion of older structures. Many tenants consider older buildings less desirable. Further, lower income tenants tend to double-up in order to minimize monthly costs, thus reducing demand. Notwithstanding these factors, this area of the city remains popular with low-income households, as rents here tend to be the lowest in the city.

Neighbourhoods in the Northeast

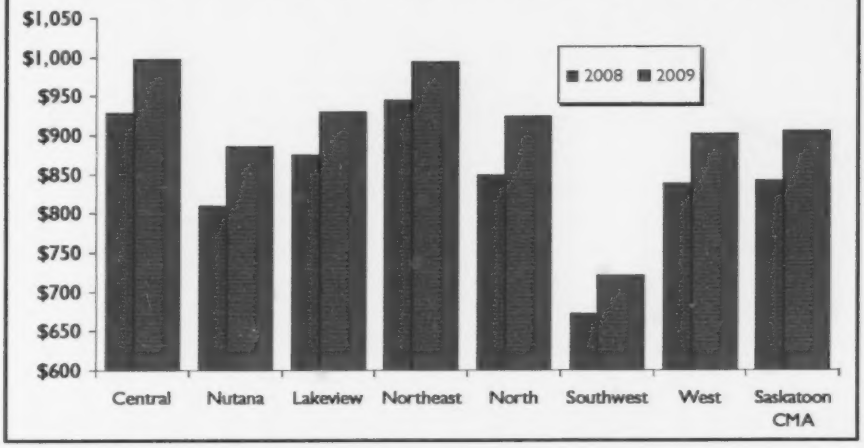
Figure 3



Source: CMHC Rental Market Survey – Structures of 3+ units

Figure 4

Saskatoon Two Bedroom Apartment Average Rent By Area



Source: CMHC Rental Market Survey – Structures of 3+ units

zone are close to the University of Saskatchewan and the Royal University Hospital, making them popular with students and people employed at these institutions. Supplementary survey data provided by property managers and owners confirms this zone had the highest population of students in the city.

In terms of average vacancy rate by bedroom type, the survey found a range of rates from as low as 1.3 per cent for suites with three or more bedrooms up to 2.2 per cent for two-bedroom units. All types of suites saw a slight decline in the average vacancy rate except for two-bedroom types that saw an increase of 0.4 percentage points since October 2008.

The average vacancy rate of two-bedroom apartment suites fell two percentage points in the Southwest zone. As previously noted, despite the age and condition of suites in the Southwest neighbourhoods, low income households tend to migrate to these units in response to rent increases in other zones. In addition, two-bedroom suites are more conducive to doubling-up than one-bedroom.

Availability rate increases 0.2 percentage points

A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. The Saskatoon rental apartments surveyed saw a slight increase in availability in this most recent survey. The availability rate in October 2009 was 3.4 per cent, a small uptick of 0.2 percentage points from the 2008 survey.

Saskatoon two-bedroom average rent highest in the province

In October 2009, Saskatoon's two-bedroom average apartment rent was $905 monthly, the highest in the province. The increase in two-bedroom average monthly rent from October 2008 to 2009 was the third highest on record at $64. Nevertheless, this was the lowest increase in two years.

Bachelor suites within the city limits experienced an increase of $50 in the average monthly rent. Average rent for both one-bedroom and two-bedroom apartments in all city zones grew by $64. The average rent for three-bedroom and larger suites within the city increased $59 reaching $916 monthly.

Property managers are responding to relatively high demand for their rental apartments but have had to moderate rental increases in the face of slower in-migration and competition with the resale and secondary rental markets.

Highest average rent for all suite types found in Lakeview zone apartments

At $888 monthly, the Lakeview zone had the highest average rent for all types of apartments. Neighbourhoods in this area are popular with students and feature newer suites commanding higher average rent. Two-bedroom average monthly rent was highest in the Central zone with rent of $997 monthly. Average monthly rent of $1,164 for three-bedroom suites in the Northeast zone was the highest rent found for this scarce suite type.

The lowest overall average rent within the CMA was in Southwest Saskatoon at $699 monthly. One-bedroom, two-bedroom and three-bedroom average monthly rents in this zone were the lowest in Saskatoon. As stated previously, the Southwest zone rental housing stock experiences lower demand due to its condition and location. Renter households in these neighbourhoods tend to have lower incomes.

Within the city, property owners in the Nutana area secured the highest

Figure 5

Source: Statistics Canada, CMHC Forecast (f)

rent increase for all types of suites at $77 monthly, well over the average monthly increase of $66 monthly for all city zones. The Northeast and Lakeview city zones saw the lowest monthly rent increase of $56 and $57 respectively. Rent increases have been particularly high in these zones in the past few years, perhaps causing owners to moderate rental increases in the most recent survey period.

Fixed sample rent increase 8.2 per cent

The October survey included a measure that estimates the growth in rents for a fixed sample of structures and excludes newly built properties. This measure considers structures that were common to the survey sample for both the 2008 and 2009 surveys. The aim is a better understanding of rent changes in existing structures by excluding from the calculation the rents of newly built apartment buildings. Detailed information is contained in the methodology section at the end of this report.

For the Saskatoon CMA, the percentage change of average rent within the fixed sample was 8.2 per cent for all types of suites in all survey zones, down from a nearly 20 per cent gain in the October 2007 to October 2008 survey period. Two-bedroom apartment same-sample rents in all areas of the Saskatoon CMA increased 8.3 per cent while the average rent for one-bedroom suites increased 8.9 per cent.

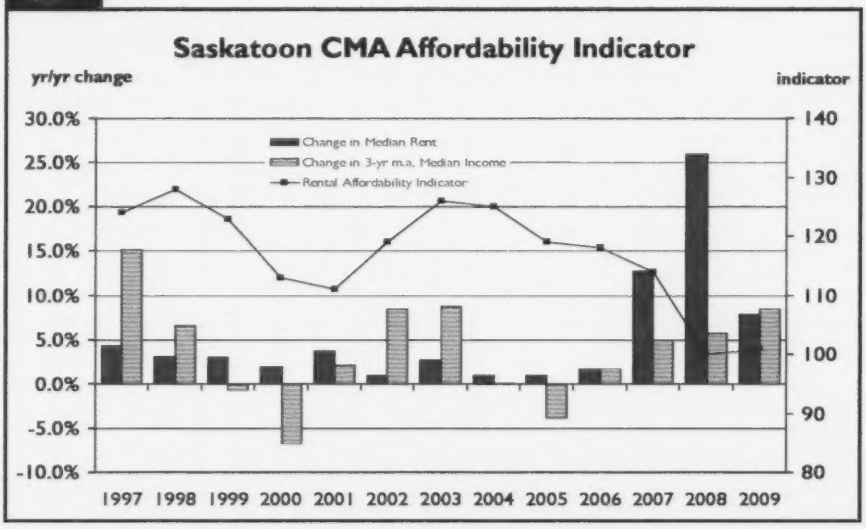
Private rental apartment market supply declines

CMHC's annual Rental Market Survey shows that the Saskatoon CMA private rental survey universe declined by 136 units between 2008 and 2009 because of rental unit conversion to condominiums, closure for renovations, or demolition. In addition, there were a number of projects converted to public housing. Minor adjustments also took place to reflect revised information for some structures. There have been no additions to the private rental stock in the form of rental project completions over the last year.

RENTAL AFFORDABILITY INDICATOR

CMHC's rental affordability indicator showed a slight increase in affordability of Saskatoon's rental

Figure 6



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

apartments. The cost of renting a median priced two-bedroom apartment increased 7.9 per cent in 2009, but the three-year moving average of median income of renter households increased 8.4 per cent. The rental affordability indicator* in Saskatoon stood at 101 for 2009 an uptick from the 2008 figure of 100.

* Please refer to the methodology section for detailed information on the indicator.

RENTAL MARKET OUTLOOK

Vacancy rate forecast to increase in 2010

CMHC is forecasting an increase in the average apartment vacancy rate to three per cent in October 2010. Rental households will be attracted to home ownership by the slower pace of price increases in both the resale and new housing market. Meanwhile, investor-owned condominiums will continue to attract renters from existing purpose built rental projects. Renters are doubling-up in order to compensate for rising rents and this will contribute to the increase in vacancy.

Countering the above factors that will reduce demand in the private rental market, the Saskatoon economy continues to be robust. In 2009 and 2010, we forecast employment gains of three and two per cent respectively. We expect in-migration to slow from the historically high years of 2007 and 2008 but remain at positive levels throughout the forecast period which will continue to support rental demand.

Average rents to rise at a slower pace in 2010

To counter the draw toward home ownership and indirect competition from condominium rental units, property owners will slow the pace of rent increases in 2010. After a $148 monthly increase in the average two-bedroom rent from October 2007 to 2008 and a $64 monthly increase in the 2008 to 2009 period, expect a $15 monthly increase for 2010. This will bring the two-bedroom average apartment rent in the Saskatoon CMA to $925.

SECONDARY RENTAL MARKET SURVEY

Saskatoon's CMHC October Rental Market Survey, which covers private row and apartment structures with three or more units, also includes information on the secondary rental market. The additional information provides a more complete overview of all rental markets in the Saskatoon CMA.

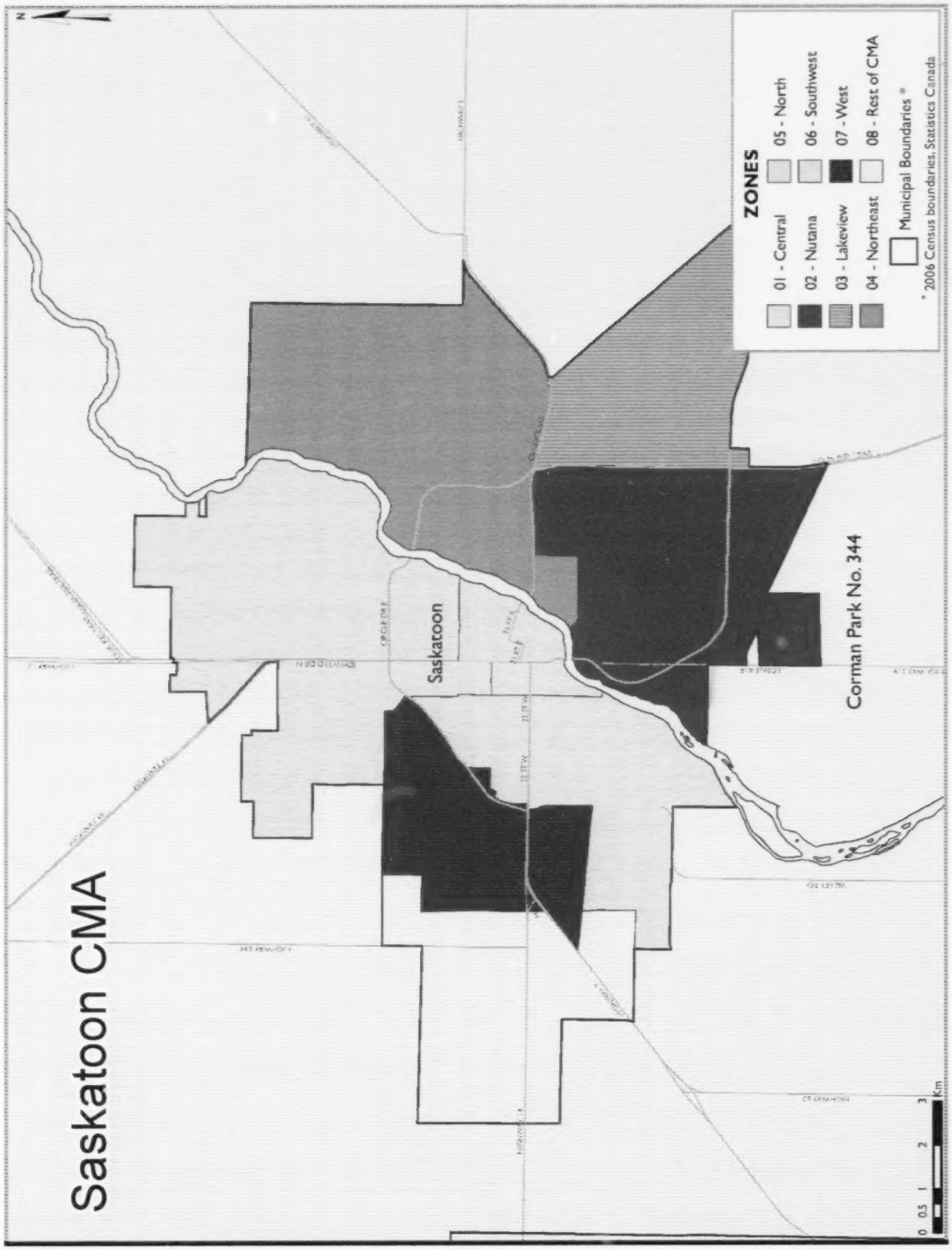
The survey considers the following types of units: rented condominiums, rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments that are part of a commercial or other type of structure containing one or two dwelling units. The methodology section at the end of this report provides more information on the Secondary Rental Market Survey.

Vacancy rate of rental condo apartments slightly higher than purpose built rental

Table 4.3.1 provides information on the size of Saskatoon's condominium rental market. Of the 7,413 condominium units sampled, 1,053 or 14.2 per cent were rental units. This figure is up from the October 2008 survey sample of 7,260 units, of which 834 or 11.5 per cent were rental units.

The average vacancy rate of one per cent in Saskatoon's rental condominium apartments in 2009 was down slightly from the previous survey's results of 1.8 per cent and slightly less than the survey results for purpose built apartments in the rental market survey. The size of the rental condominium apartment universe does not allow CMHC to determine the average rental rates for these units.

The survey found 11,076 households in other secondary rental units of various forms including single and semi-detached, row and other accessory suites. This is down from the 11,766 units surveyed last year. Most of the reduction took place in the semi detached, row and duplex universe. Average rent for all of these types was $876 per month, down from average rent of $888 in the October 2008 survey. Average rents varied from $841 for accessory suites to $917 for single-detached units.


Saskatoon CMA
Saskatoon
Corman Park No. 344
ZONES
01 - Central
02 - Nutana
03 - Lakeview
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Rest of CMA
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada
0 0.5 1 2 3 Km

RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	**Central** - Census tracts: 0000.00, 0007.00, 0008.00, 0015.00, 0016.00.
Zone 2	**Nutana** - Census tracts: 0000.00, 0001.00, 0002.01, 0002.02, 0003.00, 0004.00, 0009.00, 0010.00, 0011.01, 0011.02, 0011.03.
Zone 3	**Lakeview** - Census tracts: 0000.00, 0012.01, 0012.02, 0012.03, 0012.04, 0012.06, 0012.07.
Zone 4	**Northeast** - Census tracts: 0000.00, 0013.01, 0013.02, 0013.03, 0013.04, 0014.00.
Zone 5	**North** - Census tracts: 0000.00, 0020.00, 0021.01, 0021.02, 0021.03, 0021.04, 0021.05, 0022.00.
Zone 6	**Southwest** - Census tracts: 0000.00, 0005.00, 0006.01, 0006.02, 0017.00, 0019.00.
Zone 7	**West** - Census tracts: 0000.00, 0006.03, 0006.04, 0018.01, 0018.02, 0018.03, 0018.04, 0018.05.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas** - Census tracts: 0000.00, 0100.01, 0100.02, 0101.00, 0102.01, 0102.02, 0103.00, 0104.00, 0105.00, 0110.00.
Zones 1-8	**Saskatoon CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	2.1 a	**	0.9 a	1.8 a	1.7 b	3.0 b	**	0.0 a	1.3 a	2.3 a
Zone 2 - Nutana	2.2 a	1.3 a	1.1 a	0.8 a	0.8 a	1.9 a	0.0 a	5.6 a	1.0 a	1.4 a
Zone 3 - Lakeview	0.0 a	0.0 c	0.5 a	0.2 a	1.0 a	1.7 a	4.1 a	2.0 a	0.9 a	1.3 a
Zone 4 - Northeast	3.7 a	2.5 a	1.0 a	1.2 a	1.4 a	1.0 a	2.8 a	0.0 a	1.5 a	1.2 a
Zone 5 - North	4.8 a	0.0 c	4.2 a	2.5 b	2.1 a	2.1 a	0.0 a	**	2.9 a	2.2 a
Zone 6 - Southwest	4.1 c	**	5.7 a	3.4 d	5.0 a	3.0 c	0.5 a	1.0 a	4.7 a	2.8 a
Zone 7 - West	0.0 a	**	2.4 a	1.2 a	2.1 a	2.5 a	2.9 a	0.6 b	2.2 a	2.0 a
Saskatoon City (Zones 1-7)	2.3 a	2.0 b	1.8 a	1.5 a	1.9 a	2.2 a	1.8 a	1.3 a	1.9 a	1.9 a
Zone 8 - Outlying Areas	**	**	0.0 a	6.0 a	0.0 a	2.7 a	0.0 a	**	0.0 a	2.9 b
Saskatoon CMA	**2.3 a**	**2.0 b**	**1.8 a**	**1.5 a**	**1.8 a**	**2.2 a**	**1.7 a**	**1.3 a**	**1.9 a**	**1.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	523 a	565 b	732 a	784 a	929 a	997 a	859 d	**	790 a	850 a
Zone 2 - Nutana	506 a	546 a	638 a	709 a	810 a	885 a	995 a	1,138 b	705 a	782 a
Zone 3 - Lakeview	550 a	610 a	724 a	779 a	876 a	930 a	917 a	996 a	831 a	888 a
Zone 4 - Northeast	499 a	545 a	670 a	724 a	945 a	993 a	1,163 a	1,164 a	824 a	880 a
Zone 5 - North	635 a	686 a	711 a	767 a	850 a	923 a	848 a	n/s	795 a	863 a
Zone 6 - Southwest	458 a	530 b	546 a	625 a	667 a	721 a	727 a	790 a	630 a	699 a
Zone 7 - West	591 a	731 a	722 a	785 a	838 a	901 a	866 a	958 a	808 a	872 a
Saskatoon City (Zones 1-7)	518 a	568 a	676 a	740 a	843 a	907 a	857 a	916 a	762 a	828 a
Zone 8 - Outlying Areas	**	n/s	**	**	548 a	617 a	935 b	998 c	613 a	713 b
Saskatoon CMA	**518 a**	**568 a**	**675 a**	**739 a**	**841 a**	**905 a**	**860 a**	**918 a**	**761 a**	**827 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	**	155	22 a	1,217	26 b	859	0 a	14	52 a	2,245
Zone 2 - Nutana	3 a	229	12 a	1,535	25 a	1,340	3 a	56	44 a	3,160
Zone 3 - Lakeview	0 c	21	1 a	421	19 a	1,129	1 a	49	21 a	1,620
Zone 4 - Northeast	2 a	80	5 a	407	7 a	675	0 a	35	14 a	1,197
Zone 5 - North	0 c	21	10 b	383	14 a	680	**	**	24 a	1,088
Zone 6 - Southwest	**	34	17 d	483	23 c	770	2 a	236	43 a	1,524
Zone 7 - West	**	28	6 a	518	29 a	1,174	1 b	183	37 a	1,903
Saskatoon City (Zones 1-7)	12 b	568	73 a	4,964	144 a	6,628	7 a	577	236 a	12,737
Zone 8 - Outlying Areas	**	**	1 a	19	1 a	38	**	18	2 b	76
Saskatoon CMA	**12 b**	**569**	**74 a**	**4,984**	**145 a**	**6,665**	**7 a**	**595**	**238 a**	**12,813**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	2.1 a	4.0 d	2.2 a	3.6 a	3.1 b	4.8 a	**	0.0 a	2.5 a	4.1 a
Zone 2 - Nutana	3.9 a	3.1 a	2.0 a	2.3 a	2.4 a	4.5 a	1.7 a	5.6 a	2.3 a	3.3 a
Zone 3 - Lakeview	0.0 a	0.0 c	3.4 a	3.4 c	2.7 a	2.9 a	8.2 a	6.1 a	3.0 a	3.1 a
Zone 4 - Northeast	3.7 a	2.5 a	1.5 a	2.0 a	2.9 a	1.9 a	8.3 a	0.0 a	2.6 a	1.9 a
Zone 5 - North	9.5 a	5.5 d	5.2 a	2.8 b	3.9 a	4.8 a	0.0 a	**	4.4 a	4.1 a
Zone 6 - Southwest	4.1 c	**	5.7 a	4.7 d	5.3 a	3.5 c	1.6 a	3.4 a	4.9 a	3.8 b
Zone 7 - West	0.0 a	11.4 d	4.9 a	2.6 a	3.9 a	3.5 b	4.3 a	1.8 c	4.2 a	3.2 b
Saskatoon City (Zones 1-7)	3.2 a	3.7 b	3.0 a	3.0 a	3.3 a	3.7 a	3.5 a	3.0 b	3.2 a	3.4 a
Zone 8 - Outlying Areas	**	**	0.0 a	6.0 a	0.0 a	2.7 a	5.0 a	**	1.3 a	2.9 b
Saskatoon CMA	**3.1 a**	**3.7 b**	**3.0 a**	**3.0 a**	**3.3 a**	**3.7 a**	**3.6 a**	**2.9 a**	**3.2 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Central	13.8 a	++	17.7 a	8.2 b	19.1 a	8.3 a	**	**	17.6 a	8.1 a
Zone 2 - Nutana	19.6 a	7.4 b	18.8 a	11.0 a	18.2 a	10.4 a	16.3 a	**	18.2 a	10.0 a
Zone 3 - Lakeview	19.7 a	**	24.8 a	7.7 b	23.2 a	7.2 b	18.6 a	11.2 a	23.4 a	7.2 b
Zone 4 - Northeast	10.9 a	10.5 a	18.5 a	8.3 a	21.1 a	9.0 a	25.1 a	1.8 a	20.9 a	7.9 a
Zone 5 - North	23.1 a	**	19.2 a	6.8 b	21.8 a	8.2 a	8.0 a	**	21.3 a	6.9 a
Zone 6 - Southwest	**	**	16.6 a	6.5 b	19.7 a	5.8 b	15.2 a	8.0 a	18.0 a	6.9 b
Zone 7 - West	**	**	21.1 a	9.9 a	21.0 a	7.3 a	15.7 a	6.6 c	20.5 a	7.4 a
Saskatoon City (Zones 1-7)	18.5 a	9.1 b	19.4 a	8.8 a	20.3 a	8.2 a	17.6 a	7.2 a	19.5 a	8.1 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	**	**	**	**
Saskatoon CMA	**18.4 a**	**9.1 b**	**19.4 a**	**8.9 a**	**20.3 a**	**8.3 a**	**17.6 a**	**7.2 a**	**19.6 a**	**8.2 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA										
Pre 1940	3.3 a	**	1.2 a	1.3 d	1.7 a	0.0 b	0.0 a	**	1.7 a	1.2 a
1940 - 1959	5.0 a	0.0 a	1.1 a	0.0 b	0.0 a	0.0 a	0.0 a	**	1.0 a	0.0 b
1960 - 1974	2.2 a	1.9 a	1.0 a	1.5 a	1.5 a	2.0 a	5.3 c	**	1.3 a	1.8 a
1975 - 1989	1.7 a	2.2 b	2.7 a	1.6 a	2.1 a	2.3 a	1.3 a	0.9 a	2.2 a	2.0 a
1990 - 1999	n/u	n/u	7.1 a	4.1 a	0.0 a	1.6 a	0.0 a	0.0 a	1.9 a	2.0 a
2000+	n/u	n/u	0.0 a	0.0 a	1.4 a	2.7 a	**	**	1.2 a	2.4 a
Total	2.3 a	2.0 b	1.8 a	1.5 a	1.8 a	2.2 a	1.7 a	1.3 a	1.9 a	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA										
Pre 1940	479 a	537 c	589 a	618 b	715 a	758 b	1,148 a	**	607 a	661 b
1940 - 1959	429 a	465 a	544 a	610 a	662 a	763 a	855 b	1,008 d	587 a	659 a
1960 - 1974	497 a	542 a	630 a	711 a	802 a	886 a	917 a	1,074 b	691 a	771 a
1975 - 1989	610 a	664 a	728 a	782 a	844 a	903 a	845 a	896 a	801 a	859 a
1990 - 1999	n/u	n/u	**	**	**	**	949 c	945 b	805 a	841 a
2000+	n/u	n/u	893 a	888 a	1,142 a	1,127 a	**	**	1,112 a	1,100 a
Total	518 a	568 a	675 a	739 a	841 a	905 a	860 a	918 a	761 a	827 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA										
3 to 5 Units	13.3 a	0.0 c	1.8 a	1.8 b	1.8 a	0.0 b	2.1 a	0.0 b	2.4 a	0.7 a
6 to 19 Units	2.4 a	1.6 a	1.1 a	1.4 a	2.8 a	2.4 a	1.2 a	4.1 c	1.9 a	1.9 a
20 to 49 Units	1.1 a	**	2.4 a	2.1 a	1.9 a	2.5 a	0.6 a	0.8 a	1.9 a	2.3 a
50 to 99 Units	3.0 a	3.0 a	2.7 a	0.8 a	1.3 a	2.0 a	6.8 a	**	2.1 a	1.6 a
100+ Units	**	**	0.6 a	0.5 a	0.7 a	0.8 a	**	**	0.7 a	0.6 a
Total	2.3 a	2.0 b	1.8 a	1.5 a	1.8 a	2.2 a	1.7 a	1.3 a	1.9 a	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA										
3 to 5 Units	490 a	**	523 a	576 a	716 a	815 a	873 a	927 c	660 a	739 a
6 to 19 Units	468 a	508 a	591 a	653 a	728 a	800 a	843 a	868 a	643 a	708 a
20 to 49 Units	498 a	589 a	658 a	727 a	799 a	859 a	825 a	889 a	745 a	813 a
50 to 99 Units	581 a	611 a	800 a	833 a	966 a	1,019 a	966 a	1,094 a	886 a	930 a
100+ Units	**	**	875 a	979 a	1,100 a	1,198 a	**	**	988 a	1,088 a
Total	518 a	568 a	675 a	739 a	841 a	905 a	860 a	918 a	761 a	827 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	0.0 a	0.0 a	2.9 a	3.9 c	1.0 a	4.1 c	0.8 a	1.0 a	**	0.2 a
Zone 2 - Nutana	3.2 a	0.0 a	1.0 a	1.3 a	0.9 a	1.7 a	1.7 a	1.5 a	**	**
Zone 3 - Lakeview	**	**	1.8 a	1.0 a	0.6 a	1.2 a	0.7 a	1.1 a	**	**
Zone 4 - Northeast	5.6 a	1.8 a	0.7 a	1.0 a	2.0 c	1.9 a	1.2 a	0.7 a	n/u	n/u
Zone 5 - North	0.0 a	0.0 a	0.7 a	3.3 c	1.7 a	1.8 b	7.9 a	2.9 a	n/u	n/u
Zone 6 - Southwest	4.5 a	0.0 c	5.6 b	3.4 d	4.1 a	2.7 b	n/u	n/u	n/u	n/u
Zone 7 - West	**	**	1.4 a	0.4 a	2.6 a	2.4 a	3.5 a	3.4 d	**	**
Saskatoon City (Zones 1-7)	2.7 a	0.4 a	1.9 a	1.9 a	1.9 a	2.2 a	2.1 a	1.6 a	0.7 a	0.6 a
Zone 8 - Outlying Areas	0.0 a	**	**	**	**	**	n/u	n/u	n/u	n/u
Saskatoon CMA	**2.4 a**	**0.7 a**	**1.9 a**	**1.9 a**	**1.9 a**	**2.3 a**	**2.1 a**	**1.6 a**	**0.7 a**	**0.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA										
LT $400	4.8 c	**	**	**	**	n/s	n/s	n/s	5.7 c	**
$400 - $499	1.1 a	2.3 c	2.6 b	0.8 d	4.3 d	**	**	**	2.3 a	1.2 a
$500 - $599	3.6 b	2.1 b	0.8 a	0.2 b	5.0 c	0.0 c	**	**	2.0 a	0.5 a
$600 - $699	2.1 c	1.5 c	1.5 a	1.4 a	2.3 b	2.3 c	**	**	1.8 a	1.7 a
$700 - $799	**	**	1.6 a	2.4 a	0.9 a	1.8 b	2.4 c	0.0 c	1.2 a	2.1 a
$800+	**	**	3.2 b	1.7 a	1.8 a	2.4 a	1.8 a	1.8 c	2.1 a	2.2 a
Total	2.3 a	2.0 b	1.8 a	1.5 a	1.8 a	2.2 a	1.7 a	1.3 a	1.9 a	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	n/u	n/u	**	**	4.3 a	0.0 a	**	**	2.9 a	0.0 a
Zone 2 - Nutana	**	**	**	**	4.7 a	0.6 a	**	**	5.4 a	0.6 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	5.5 a	0.0 a	4.8 a	0.0 a
Zone 5 - North	n/u	**	n/u	**	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	**	3.6 a
Zone 7 - West	n/u	n/u	**	n/s	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	0.0 a	5.0 d	3.5 a	0.7 a	3.7 a	0.9 a	3.5 a	1.0 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	**	**	0.0 d	0.0 a	**	1.3 d	0.0 b
Saskatoon CMA	**	**	**0.0 a**	**3.8 d**	**3.1 b**	**0.6 a**	**3.7 a**	**0.9 a**	**3.3 a**	**0.9 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Nutana	**	**	**	**	1,048 a	1,023 a	**	**	1,093 a	1,069 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	1,132 a	1,162 a	1,126 a	1,160 a
Zone 5 - North	n/u	n/s	n/u	**	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7 - West	n/u	n/u	**	n/s	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	579 d	661 c	927 a	892 a	919 a	1,009 a	910 a	954 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/s	658 a	669 a	833 a	**	683 a	689 a
Saskatoon CMA	**	**	**579 d**	**661 c**	**874 a**	**845 a**	**917 a**	**1,007 a**	**890 a**	**928 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	n/u	n/u	**	**	0 a	23	**	**	0 a	34
Zone 2 - Nutana	**	**	**	**	1 a	170	**	**	2 a	332
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	0 a	53	0 a	61
Zone 5 - North	**	**	**	**	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	4 a	112
Zone 7 - West	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	1 d	20	2 a	280	4 a	422	7 a	724
Zone 8 - Outlying Areas	n/u	n/u	**	**	0 d	70	**	**	0 b	85
Saskatoon CMA	**	**	**1 d**	**26**	**2 a**	**349**	**4 a**	**431**	**7 a**	**809**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	n/u	n/u	**	**	8.7 a	4.3 a	**	**	5.7 a	2.9 a
Zone 2 - Nutana	**	**	**	**	11.8 a	0.6 a	**	**	11.7 a	0.6 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	7.3 a	0.0 a	6.3 a	0.0 a
Zone 5 - North	n/u	**	n/u	**	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	**	3.6 a
Zone 7 - West	n/u	n/u	**	n/s	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	0.0 a	5.0 d	8.9 a	1.1 a	5.8 a	0.9 a	6.7 a	1.1 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	**	3.0 d	3.2 d	0.0 a	**	2.7 c	2.6 c
Saskatoon CMA	**	**	**0.0 a**	**3.8 d**	**7.7 a**	**1.5 b**	**5.7 a**	**0.9 a**	**6.3 a**	**1.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Central	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Nutana	**	**	**	**	28.7 a	-2.3 a	**	**	27.7 a	-1.9 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	20.5 a	**	23.3 a	**
Zone 5 - North	n/u	**	n/u	**	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7 - West	n/u	n/u	**	**	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	**	**	20.8 a	**	16.5 a	**	17.8 a	3.5 d
Zone 8 - Outlying Areas	n/u	n/u	n/u	**	**	**	6.0 a	**	9.8 b	**
Saskatoon CMA	**	**	**	**	**19.6 a**	**	**16.3 a**	**	**17.1 a**	**3.4 d**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	2.1 a	**	0.9 a	1.8 a	1.8 b	3.0 a	**	0.0 a	1.3 a	2.3 a
Zone 2 - Nutana	2.2 a	1.3 a	1.1 a	0.8 a	1.3 a	1.8 a	4.7 a	2.0 a	1.4 a	1.3 a
Zone 3 - Lakeview	0.0 a	0.0 c	0.5 a	0.2 a	1.0 a	1.7 a	3.0 a	1.0 a	1.0 a	1.3 a
Zone 4 - Northeast	3.7 a	2.5 a	1.0 a	1.2 a	1.4 a	1.0 a	4.4 a	0.0 a	1.6 a	1.1 a
Zone 5 - North	4.8 a	0.0 c	4.2 a	2.7 b	2.0 a	2.1 a	0.0 a	**	2.7 a	2.2 a
Zone 6 - Southwest	4.1 c	**	5.7 a	3.4 d	5.0 a	3.1 c	1.7 b	1.6 a	4.6 a	2.9 a
Zone 7 - West	0.0 a	**	2.4 a	1.2 a	2.0 a	2.3 a	2.3 a	0.5 b	2.1 a	1.9 a
Saskatoon City (Zones 1-7)	2.3 a	2.0 b	1.8 a	1.5 a	1.9 a	2.1 a	2.7 a	1.1 a	2.0 a	1.8 a
Zone 8 - Outlying Areas	**	**	0.0 a	4.6 a	1.0 a	0.9 a	0.0 a	0.0 c	0.7 a	1.3 a
Saskatoon CMA	**2.3 a**	**2.0 b**	**1.8 a**	**1.5 a**	**1.9 a**	**2.1 a**	**2.6 a**	**1.1 a**	**1.9 a**	**1.8 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	523 a	565 b	731 a	782 a	924 a	990 a	808 d	874 d	788 a	847 a
Zone 2 - Nutana	505 a	547 a	638 a	710 a	838 a	900 a	1,114 a	1,136 a	742 a	809 a
Zone 3 - Lakeview	550 a	610 a	724 a	779 a	876 a	930 a	914 a	982 a	834 a	891 a
Zone 4 - Northeast	499 a	545 a	670 a	724 a	946 a	995 a	1,144 a	1,163 a	840 a	894 a
Zone 5 - North	635 a	686 b	711 a	767 a	847 a	921 a	752 a	**	790 a	858 a
Zone 6 - Southwest	458 a	530 b	546 a	625 a	668 a	721 a	718 a	803 a	636 a	708 a
Zone 7 - West	591 a	731 a	718 a	785 a	830 a	885 a	827 a	979 a	798 a	867 a
Saskatoon City (Zones 1-7)	518 a	568 a	676 a	739 a	846 a	906 a	885 a	956 a	770 a	835 a
Zone 8 - Outlying Areas	**	n/s	**	**	617 a	651 a	898 a	964 b	648 a	701 a
Saskatoon CMA	**517 a**	**568 a**	**675 a**	**739 a**	**843 a**	**902 a**	**886 a**	**956 a**	**769 a**	**833 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	**	155	22 a	1,226	26 a	882	0 a	16	52 a	2,279
Zone 2 - Nutana	3 a	230	12 a	1,542	26 a	1,510	4 a	210	46 a	3,492
Zone 3 - Lakeview	0 c	21	1 a	421	19 a	1,129	1 a	99	21 a	1,670
Zone 4 - Northeast	2 a	80	5 a	408	7 a	682	0 a	88	14 a	1,258
Zone 5 - North	0 c	22	11 b	386	14 a	689	**	**	25 a	1,129
Zone 6 - Southwest	**	34	17 d	483	24 c	778	5 a	340	47 a	1,636
Zone 7 - West	**	28	6 a	518	29 a	1,237	1 b	214	37 a	1,997
Saskatoon City (Zones 1-7)	12 b	570	74 a	4,984	146 a	6,907	11 a	999	243 a	13,461
Zone 8 - Outlying Areas	**	**	1 a	26	1 a	107	0 c	27	2 a	161
Saskatoon CMA	**12 b**	**571**	**75 a**	**5,010**	**147 a**	**7,015**	**11 a**	**1,026**	**245 a**	**13,622**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	2.1 a	4.0 d	2.1 a	3.6 a	3.2 b	4.8 a	**	0.0 a	2.5 a	4.1 a
Zone 2 - Nutana	3.9 a	3.1 a	2.0 a	2.3 a	3.4 a	4.0 a	9.4 a	2.0 a	3.2 a	3.1 a
Zone 3 - Lakeview	0.0 a	0.0 c	3.4 a	3.4 c	2.7 a	2.9 a	5.1 a	3.0 a	3.0 a	3.0 a
Zone 4 - Northeast	3.7 a	2.5 a	1.5 a	2.0 a	2.9 a	1.9 a	7.7 a	0.0 a	2.8 a	1.8 a
Zone 5 - North	9.5 a	5.3 d	5.2 a	3.0 b	3.8 a	4.8 a	0.0 a	**	4.1 a	4.0 a
Zone 6 - Southwest	4.1 c	**	5.7 a	4.7 d	5.4 a	3.6 c	2.4 a	3.3 a	4.9 a	3.8 b
Zone 7 - West	0.0 a	11.4 d	4.8 a	2.6 a	3.8 a	3.3 b	3.5 a	1.5 a	4.0 a	3.1 b
Saskatoon City (Zones 1-7)	3.1 a	3.7 b	3.0 a	3.0 a	3.5 a	3.6 a	4.6 a	2.2 a	3.4 a	3.3 a
Zone 8 - Outlying Areas	**	**	0.0 a	4.6 a	2.0 c	3.0 d	3.4 a	0.0 c	2.0 b	2.7 b
Saskatoon CMA	**3.1 a**	**3.7 b**	**3.0 a**	**3.0 a**	**3.5 a**	**3.6 a**	**4.6 a**	**2.1 a**	**3.4 a**	**3.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Central	13.8 a	++	17.6 a	8.2 b	19.2 a	8.3 a	**	**	17.6 a	8.1 a
Zone 2 - Nutana	19.7 a	7.7 b	18.9 a	11.0 a	19.6 a	8.8 a	22.9 a	**	19.2 a	8.7 a
Zone 3 - Lakeview	19.7 a	**	24.8 a	7.7 b	23.2 a	7.2 b	16.8 a	10.6 a	22.8 a	7.2 b
Zone 4 - Northeast	10.9 a	10.5 a	19.1 a	8.3 a	21.2 a	9.0 a	24.1 a	1.8 c	21.0 a	7.6 a
Zone 5 - North	23.1 a	**	19.2 a	6.8 b	20.3 a	7.8 a	1.0 a	**	19.6 a	6.5 a
Zone 6 - Southwest	**	**	16.6 a	6.5 b	19.7 a	5.8 b	14.6 a	9.8 a	17.6 a	8.0 b
Zone 7 - West	**	**	20.2 a	9.9 a	20.2 a	7.3 a	14.4 a	6.6 c	19.7 a	7.4 a
Saskatoon City (Zones 1-7)	18.5 a	9.2 b	19.3 a	8.7 a	20.3 a	7.8 a	17.4 a	6.5 a	19.4 a	7.9 a
Zone 8 - Outlying Areas	**	**	**	**	13.6 a	**	**	**	15.6 d	**
Saskatoon CMA	**18.4 a**	**9.2 b**	**19.4 a**	**8.9 a**	**20.3 a**	**7.9 a**	**17.3 a**	**6.5 a**	**19.4 a**	**7.9 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Saskatoon CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA	1.8 b	1.0 a	1.9 a	1.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Saskatoon CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA				
3 to 24 Units	0.0 b	0.9 a	1.9 a	1.7 a
25 to 49 Units	0.9 a	0.7 b	2.0 a	2.7 a
50+ Units	2.3 b	1.1 a	1.6 a	1.3 a
Total	1.8 b	1.0 a	1.9 a	1.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Saskatoon CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA	7,260	7,413	834 a	1,053 a	11.5 a	14.2 a	1.8 b	1.0 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Saskatoon CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA								
3 to 24 Units	995	961	88 b	119 c	8.9 b	12.3 c	0.0 b	0.9 a
25 to 49 Units	1,531	1,683	119 a	171 d	7.8 a	10.2 d	0.9 a	0.7 b
50+ Units	4,734	4,769	629 a	765 a	13.3 a	16.0 a	2.3 b	1.1 a
Total	7,260	7,413	834 a	1,053 a	11.5 a	14.2 a	1.8 b	1.0 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatoon CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Saskatoon CMA										
Single Detached	n/s	n/s	**	**	694 c	824 c	1,003 b	1,030 b	890 b	917 b
Semi detached, Row and Duplex	n/s	n/s	**	**	777 c	854 d	917 a	901 b	895 b	850 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	745 d	813 c	**	**	869 d	841 c
Total	n/s	n/s	**	**	736 b	832 b	958 a	970 b	888 b	876 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Saskatoon CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-08	Oct-09
Saskatoon CMA		
Single Detached	4,338 a	4,585 b
Semi detached, Row and Duplex	5,459 a	4,551 b
Other-Primarily Accessory Suites	1,970 b	1,940 b
Total	11,766 a	11,076 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

CMHC—HOME TO CANADIANS

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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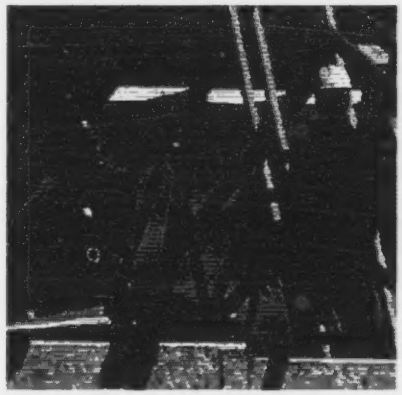

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